

ORDINANCE NO. 890112-C

AN ORDINANCE ORDERING A REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1. 29.26 ACRES OF LAND OUT OF THE JOHN APPLGAIIT SURVEY NO. 58 AND THE WILLIAM WILKS SURVEY NO. 29, FROM "SF-3" FAMILY RESIDENCE DISTRICT TO "LI" LIMITED INDUSTRIAL SERVICE DISTRICT; AND,

TRACT 2. 7.67 ACRES OF LAND OUT OF THE WILLIAM WILKS SURVEY NO. 29, FROM "SF-3" FAMILY RESIDENCE DISTRICT TO "RR" RURAL RESIDENCE DISTRICT; AND,

TRACT 3. 0.431 ACRES OF LAND OUT OF THE WILLIAM WILKS SURVEY NO. 29, FROM "SF-3" FAMILY RESIDENCE DISTRICT TO "LI" LIMITED INDUSTRIAL SERVICE DISTRICT,

LOCALLY KNOWN AS 9000-9099 CAMERON ROAD, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Chapter 13-2 of the Austin City Code of 1981 is amended to change the base zoning district on the property described in File C14-88-0038, as follows:

TRACT 1. From "SF-3" Family Residence district to "LI" Limited Industrial Service district.

29.26 acres of land out of the John Applegait Survey No. 58 and the William Wilks Survey No. 29, also being a portion of a 114.28 acre tract of land conveyed to Edward Joseph Developments, Inc., said 29.26 acre tract being more particularly described by metes and bounds in Exhibit "A," attached and incorporated herein for all purposes; and,

TRACT 2. From "SF-3" Family Residence district to "RR" Rural Residence district.

7.67 acres of land out of the William Wilks Survey No. 29, also being a portion of a 114.28 acre tract of land conveyed to Edward Joseph Developments, Inc., said 7.67 acre tract being more particularly described by metes and bounds in Exhibit "B," attached and incorporated herein for all purposes; and,

TRACT 3. From "SF-3" Family Residence district to "LI" Limited Industrial Service district.

0.431 acres of land out of the William Wilks Survey No. 29, also being a portion of a 114.28 acre tract of land conveyed to Edward Joseph Developments, Inc., said 0.431 acre tract being more particularly described by metes and bounds in Exhibit "C," attached and incorporated herein for all purposes,

locally known as 9000-9099 Cameron Road, in the City of Austin, Travis County, Texas.

PART 2. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed to record the amendment enacted by this ordinance.

PART 3. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 4. This ordinance shall be effective ten days after the date of its final passage.


PASSED AND APPROVED

January 12, 1989


§  
§  
§  
§

  
Lee Cooke  
Mayor

APPROVED:

  
Iris J. Jones  
Acting City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

AFM/bjl  
Exhibits

EXHIBIT "A"  
STATE OF TEXAS  
COUNTY OF TRAVIS

ZONING CASE FILE NO.:  
C14-88-0038  
TYPE OF ZONING: L 1

FIELD NOTES  
29.26 ACRE TRACT

*Tract 1*

FIELD NOTES FOR 29.26 ACRES OF LAND PROPOSED FOR LI (LIMITED INDUSTRIAL SERVICES) ZONING OUT OF THE JOHN APPLGAI SURVEY NO. 58 AND THE WILLIAM WILKS SURVEY NO. 29 IN TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 114.28 ACRE TRACT OF LAND CONVEYED TO EDWARD JOSEPH DEVELOPMENTS, INC. BY DEED RECORDED IN VOLUME 3147, PAGE 488, DEED RECORDS, TRAVIS COUNTY, TEXAS; SAID 29.26 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS, TO WIT:

BEGINNING at a 1" iron pipe found at the Southwest corner of Calhoon's Corner, a subdivision in Travis County, Texas recorded in Book 83, Page 186-A, Plat Records, Travis County, Texas, same being the Northwest corner and POINT OF BEGINNING hereof, and from which corner a 5/8" diameter iron rod, found at the Northwest corner of Calhoon's Corner, being a point in the South right-of-way line of Rundberg Lane, bears North 29°35'35" East 154.65 feet;

THENCE, with north line of said 114.28 acre tract, same being the South property line of said Calhoon's Corner, same being the north property line hereof, South 55°05'38" East 352.72 feet to a 5/8" diameter rod found on the West boundary line of the 100 foot right-of-way line of Dessau Road, for the Northeast corner hereof, and from which corner, the Northeast corner of said 114.28 acre tract bears South 55°05'38" East 40.27 feet;

THENCE, with the West boundary line of Dessau Road/Cameron Road, the following three (3) courses:

1. South 14°48'23" West 1941.98 feet to a 1/2" iron rod found at a point of curvature;
2. with a curve to the right whose arc is 439.73 feet, whose radius is 1095.92 feet, whose internal angle is 22°59'23", and whose chord bears South 26°18'58" West 436.79 feet to a 5/8" diameter iron rod found at a point of tangency; and,
3. South 37°46'59" West 238.31 feet to its intersection point with the scaled 100-year flood hazard line on the North bank of Little Walnut Creek for the Southeast corner of this survey from which corner a point on the centerline of Little Walnut Creek being on the Northeast property line of a tract of land conveyed to W.B. Neltsch by deed recorded in Volume 2370, Page 377, Deed Records of Travis County, Texas bears South 37°46'59" West 272.00 feet;

EXHIBIT "A"

THENCE, leaving the right-of-way line of Cameron Road with the scaled 100-year flood hazard line on the North bank of Little Walnut Creek and its North tributary branch, the following sixteen (16) courses:

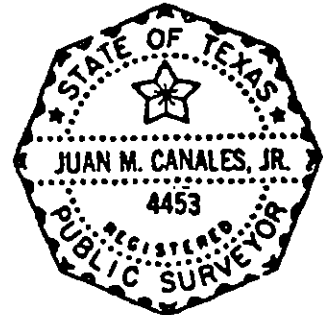
1. North 00°31'00" East 57.80 feet to a point;
2. North 08°45'49" West 78.52 feet to a point;
3. South 28°47'55" West 99.75 feet to a point;
4. North 68°04'44" West 78.57 feet to a point;
5. North 14°12'28" East 120.02 feet to a point;
6. North 47°19'42" East 114.58 feet to a point;
7. North 13°20'02" West 159.29 feet to a point;
8. North 52°12'08" East 144.56 feet to a point;
9. North 14°09'07" East 52.39 feet to a point;
10. North 10°51'49" West 33.30 feet to a point;
11. South 79°31'56" West 124.65 feet to a point;
12. North 18°02'13" West 214.00 feet to a point;
13. North 08°16'42" West 284.25 feet to a point;
14. North 21°27'10" East 118.23 feet to a point;
15. South 68°39'57" West 187.73 feet to a point;
16. North 14°52'58" East 156.21 feet to a point on the West boundary line of the aforementioned 114.28 acre tract for the Southwest corner of this survey from which corner a 1 inch iron pipe found on the Northeast side of a 30" live oak tree on said West boundary line bears South 29°43'11" West 494.00 feet;

THENCE, leaving said 100-year flood hazard line, with the West line of said 114.28 acre tract, North 29°43'11" East 1,618.89 feet to the POINT OF BEGINNING.

I do hereby certify that this description is true and correct to the best of my knowledge and belief and was prepared from an actual on the ground survey, except for the 100-year flood hazard line which was scaled from City of Austin topographic map (1"=100') and the markers described herein actually exist as described.

*Juan M. Canales, Jr. 9-6-88*

Juan M. Canales, Jr.                      Date  
Registered Public Surveyor No. 4453  
w/S. A. Garza Engineers, Inc.  
4200 Marathon Blvd.  
Suite 300  
Austin, Texas 78756



Field data recorded in field book 266, page 30.

EXHIBIT "A"

EXHIBIT "B"  
STATE OF TEXAS  
COUNTY OF TRAVIS

ZONING CASE FILE NO.:  
C14-88-0038  
TYPE OF ZONING: RR

FIELD NOTES  
7.67 ACRE TRACT

*Tract 2*

FIELD NOTES FOR 7.67 ACRES OF LAND PROPOSED FOR RR (RURAL RESIDENCE DISTRICT) ZONING OUT OF THE WILLIAM WILKS SURVEY NO. 29 IN TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 114.28 ACRE TRACT OF LAND CONVEYED TO EDWARD JOSEPH DEVELOPMENTS, INC. BY DEED RECORDED IN VOLUME 3147, PAGE 488, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 7.67 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS, TO WIT:

BEGINNING at the point of intersection of the scaled 100-year flood hazard line on the North bank of a North tributary branch stream at Little Walnut Creek and the West boundary line of said 114.28 acre tract for the Northwest corner of this survey from which corner a 1 inch Iron pipe found to mark the Southwest corner of Calhoon's Corner, a subdivision in Travis County, Texas recorded in Book 83, Page 186-A, Plat Records of Travis County, Texas bears North 29°43'11" East 1,618.89 feet;

THENCE, leaving said West line, with the scaled 100-year flood hazard line on the North bank of Little Walnut Creek, the following sixteen (16) courses:

1. South 14°52'58" West 156.21 feet to a point;
2. North 68°39'57" East 187.73 feet to a point;
3. South 21°27'10" West 118.23 feet to a point;
4. South 08°16'42" East 284.25 feet to a point;
5. South 18°02'13" East 214.00 feet to a point;
6. North 79°31'56" East 124.65 feet to a point;
7. South 10°51'49" East 33.30 feet to a point;
8. South 14°09'07" West 52.39 feet to a point;
9. South 52°12'08" West 144.56 feet to a point;
10. South 13°20'02" East 159.29 feet to a point;
11. South 47°19'42" West 114.58 feet to a point;
12. South 14°12'28" West 120.02 feet to a point;
13. South 68°04'44" East 78.57 feet to a point;
14. North 28°47'55" East 99.75 feet to a point;
15. South 08°45'49" East 78.52 feet to a point;
16. South 00°31'00" West 57.80 feet to its intersection with the West boundary line of Cameron Road (100.00' R.O.W.) for the Northeast corner of this survey from which corner a 5/8 inch Iron rod found on said R.O.W. marking the point of curvature of a circular curve to the left having a radius of 1,095.92 feet bears North 37°46'59" East 238.31 feet;

EXHIBIT "B"

THENCE South  $37^{\circ}46'59''$  West, along the west line of Cameron Road, 272.00 feet to a point in the centerline of Little Walnut Creek, said point being on the Northeast property line of a tract of land conveyed to W.B. Neitsch by deed recorded in Volume 2370, Page 377, Deed Records, Travis County, Texas, said point being the Southeast corner of this survey;

THENCE, leaving the right-of-way line of Cameron Road, with the approximate centerline of Little Walnut Creek, the following seven (7) courses:

1. North  $42^{\circ}50'00''$  West 73.07 feet;
2. North  $16^{\circ}53'29''$  West 146.64 feet to a point marking the most northerly corner of the aforementioned W.B. Neitsch tract of land;
3. North  $27^{\circ}34'47''$  East 35.48 feet;
4. North  $03^{\circ}39'20''$  East 222.88 feet;
5. North  $24^{\circ}22'33''$  West 135.24 feet;
6. North  $29^{\circ}39'10''$  West 411.36 feet;
7. North  $18^{\circ}19'30''$  West 89.23 feet to a point for the Southwest corner of this survey and an inside corner of the said 114.28 acre tract;

THENCE, leaving Little Walnut Creek and with the West boundary line of the said 114.28 acre tract, North  $29^{\circ}43'11''$  E, at 30.00 feet passing a 1" iron pipe found on the northeast side of a 30" live oak tree, in all a total distance of 120.00 feet for a corner of this survey;

THENCE leaving said west line, with the scaled 100-year flood hazard line on the North bank of Little Walnut Creek and on the South bank of its North tributary branch, the following three (3) courses:

1. South  $29^{\circ}32'20''$  East 221.06 feet to a point;
2. North  $12^{\circ}40'01''$  East 170.50 feet to a point;
3. North  $45^{\circ}05'44''$  West 145.07 feet to a point on the abovementioned West line of the 114.28 acre tract for a corner of this survey;

THENCE North  $29^{\circ}43'11''$  East, along said West line, crossing said tributary branch of Little Walnut Creek, 316.00 feet to the POINT OF BEGINNING.

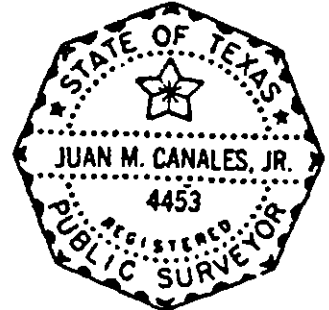
I do hereby certify that this description is true and correct to the best of my knowledge and belief and was prepared from an actual on the ground survey, except for the 100-year flood hazard

EXHIBIT "B"

line which was scaled from City of Austin topographic map (1"=100') and the markers described herein actually exist as described.

*Juan M. Canales, Jr. 9-6-88*

Juan M. Canales, Jr. Date  
Registered Public Surveyor No. 4453  
w/S. A. Garza Engineers, Inc.  
4200 Marathon Blvd.  
Suite 300  
Austin, Texas 78756



Field data recorded in field book 266, page 30.

EXHIBIT "B"

EXHIBIT "C"  
STATE OF TEXAS  
COUNTY OF TRAVIS

ZONING CASE FILE NO:  
C14-88-0038  
TYPE OF ZONING: LI

FIELD NOTES  
0.431 ACRE TRACT

*Tract 3*

FIELD NOTES FOR 0.431 ACRES OF LAND PROPOSED FOR LI (LIMITED INDUSTRIAL SERVICES) ZONING OUT OF THE WILLIAM WILKS SURVEY NO. 29 IN TRAVIS COUNTY, TEXAS, ALSO BEING A PORTION OF A 114.28 ACRE TRACT OF LAND CONVEYED TO EDWARD JOSEPH DEVELOPMENTS, INC. BY DEED RECORDED IN VOLUME 3147, PAGE 488, DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.431 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS, TO WIT:

BEGINNING at the point of intersection of the scaled 100-year flood hazard line on the South bank of a North tributary branch stream at Little Walnut Creek and the West boundary line of said 114.28 acre tract for the Northwest corner of this survey from which corner a 1 inch iron pipe found to mark the Southwest corner of Calhoun's Corner, a subdivision in Travis County, Texas recorded in Book 83, Page 186-A, Plat Records of Travis County, Texas bears North 29°43'11" East 1,934.89 feet;

THENCE, leaving said West line, with the scaled 100-year flood hazard line on the South bank of said North tributary branch stream and also with the North bank of Little Walnut Creek, the following three (3) courses:

1. South 45°05'44" East 145.07 feet for the Northeast corner of this survey;
2. South 12°40'01" West 170.50 feet to a fork in said South bank for the Southeast corner of this survey;
3. with the North bank of Little Walnut Creek, North 29°32'20" West 221.06 feet to a point on the aforementioned West boundary line of said 114.28 acre tract for the Southwest corner of this survey from which point a 1 inch iron pipe found on the Northeast side of a 30" live oak tree on said West line for reference bears South 29°43'11" West 82.00 feet and from which Southwest corner an inside corner of said 114.28 acre tract in the centerline of Little Walnut Creek bears South 29°43'11" West 120.00 feet;

THENCE, North 29°43'11" East, along the West line of said 114.28 acre tract, 88.00 feet to the POINT OF BEGINNING.

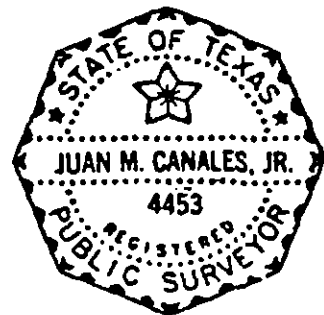
EXHIBIT "C"



I do hereby certify that this description is true and correct to the best of my knowledge and belief and was prepared from an actual on the ground survey, except for the 100-year flood hazard line which was scaled from City of Austin topographic map (1"=100') and the markers described herein actually exist as described.

Juan M. Canales, Jr. 9-6-88

Juan M. Canales, Jr.                      Date  
Registered Public Surveyor No. 4453  
w/S. A. Garza Engineers, Inc.  
4200 Marathon Blvd.  
Suite 300  
Austin, Texas 78756



Field data recorded in field book 266, page 30.

EXHIBIT "C"